

Harrison, Liz

From: Griffin, Tim (Contractor)
Sent: 19 December 2024 17:41
To: Harrison, Liz; Dyer, Tim; Ellison, Mark
Cc: Oliveira, Marta (Contractor)
Subject: Re: Planning App Consultation Request Internal F/23/96629 - Boorley Gardens care home

Hi Liz,

I have downloaded the ACD updated soft landscape proposals plan (rev F).

You asked me to feedback on the suitability of tree species within the car park area and also to provide you with comments on the proposed tree pits.

On tree species, generally these are acceptable as the majority of the species selected are known to be more robust.

I do suggest some rationalisation of the groupings of species, so that the overall effect is more harmonious.

For example:

Parking spaces 4 - 12 - use 7 no. Acer campestre.
Adjacent space 1 use Prunus spp as feature at site entrance
W of retained Oak run of 4 matching Acer campestre
E of site entrance 4 no. Carpinus 'Lucas'
Adj. parking space 28 running N - 4 matching Corylus columna
N of space 26 - replace Prunus spp. with more robust Carpinus 'Lucas' (rooting zone restricted)

The tree pit details are standard ACD details and are acceptable. However, further detail is required which specifies the volume of soil cells to be provided per tree. At present this is not detailed. For clarity, the area of tree cells should be indicated on plan with a heavy dashed line.

Looking on plan, the symbol for detail 2 is hard to locate. A clearer symbol or note on plan would be helpful to avoid confusion.

As far as I can tell, only 2 trees immediately S of car park space 27 are indicated as having soil cells. 4 trees between spaces 6 - 12 should also have specialist soil cells as the rooting zones for these trees are limited.

Since many developers will try to cut costs and not install the soil cells, we need to ensure the soil cells are inspected before they are backfilled with soil. Can this be conditioned?

I remain concerned that the proposed brick wall and railings detail will adversely impact the proposed boundary hedges. I remain of the firm opinion that the wall should be replaced with railings. This change would also present a more attractive and 'softer', greener edge along the frontage of the site.

The very narrow wedges of grass between spaces 5-21 should be replaced with vigorous groundcover.

Please ensure that if a permission is granted that detailed hard and soft landscape details are conditioned as the landscape design requires further work to be acceptable.

Hope this is helpful but do get in touch if you have any queries.

KR Tim

Tim Griffin

Landscape Consultant

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